



**Connells**

Saxley  
Horley



### Property Description

The ground floor is centred around a superb L-shaped lounge, kitchen and dining area, creating a bright and sociable open-plan space ideal for modern family life and entertaining.

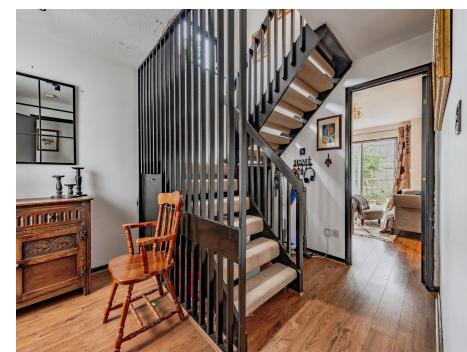
The sleek, recently refurbished kitchen is thoughtfully designed with ample storage and worktop space, while the lounge benefits from patio doors opening directly onto the private rear garden, allowing natural light to flood in and seamlessly connecting indoor and outdoor living. A generous entrance hall provides a useful study area, perfect for home working, along with a convenient downstairs WC.

Upstairs, the property offers two well-proportioned double bedrooms, both featuring built-in wardrobes and each enjoying the added benefit of a private en-suite bathroom.

A third single bedroom provides a flexible space ideal for a child's room, nursery or additional office.

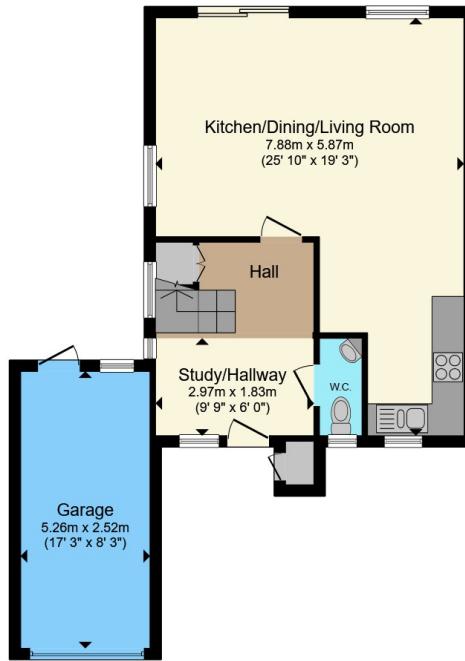
Externally, the home enjoys a low-maintenance, private rear garden, perfect for relaxing or entertaining. The garage is conveniently located en bloc adjacent to the property and benefits from direct rear access from the garden, adding both practicality and security.











**Ground Floor**



**First Floor**

Total floor area 103.8 m<sup>2</sup> (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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30 High Street  
HORLEY RH6 7BB

EPC Rating:  
Awaited

Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY404879](http://connells.co.uk/Property/HLY404879)**



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